

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Williamsport**

State: **PA**

PJ's Total HOME Allocation Received: **\$6,395,422**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	99.36 %	99.00 %	15	96.48 %	69	74	
% of Funds Disbursed	90.45 %	94.28 %	26	89.00 %	49	50	
Leveraging Ratio for Rental Activities	6.15	5.05	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.44 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.40 %	69.74 %	6	70.99 %	78	81	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.21 %	82.05 %	11	81.75 %	54	58	
% of 0-30% AMI Renters to All Renters***	31.03 %	36.39 %	20	45.84 %	27	25	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	96.12 %	100	100	
Overall Ranking:			In State: 4 / 29		Nationally: 74 76		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,449	\$19,846		\$27,889	29 Units	11.80 %	
Homebuyer Unit	\$27,991	\$16,406		\$15,632	94 Units	38.40 %	
Homeowner-Rehab Unit	\$13,982	\$16,174		\$21,037	122 Units	49.80 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Williamsport PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$92,194	\$95,939	\$14,082
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.84

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	82.8	86.2	83.6	0.0
Black/African American:	17.2	12.8	14.8	0.0
Asian:	0.0	0.0	0.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.8	0.0

ETHNICITY:

Hispanic	0.0	1.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	69.0	24.5	40.2	0.0
2 Persons:	10.3	26.6	31.1	0.0
3 Persons:	13.8	17.0	13.1	0.0
4 Persons:	3.4	18.1	6.6	0.0
5 Persons:	3.4	12.8	4.9	0.0
6 Persons:	0.0	1.1	1.6	0.0
7 Persons:	0.0	0.0	2.5	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	22.3	18.9	0.0
Elderly:	79.3	5.3	34.4	0.0
Related/Single Parent:	13.8	28.7	20.5	0.0
Related/Two Parent:	3.4	28.7	15.6	0.0
Other:	3.4	14.9	10.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	89.7	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Williamsport State: PA Group Rank: 74
 (Percentile)
 State Rank: 4 / 29 PJs Overall Rank: 76
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	88.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.6	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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